

Village of Webster
Planning Board Meeting Minutes

Meeting Minutes of September 4, 2014

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present:

Peter Adams, Chris Krawiec, Peter Bowers, Kathy Bills, Judy Gurnett, Attorney David Mayer, Building/Code Enforcement Officer Will Barham, Secretary Carol A. Moranz

The meeting came to order at 7:30 pm.

Motion was made by Peter Bowers, seconded by Judy Gurnett to accept the minutes from the August 7, 2014 meeting. All in favor none opposed, motion passes.

1. Michael Mammano III of Clinton Signs representing Xerox 800 Phillips Road, Tax ID # 065.19-1-1. Application to erect a freestanding/ monument sign approximately 100 square feet on Xerox campus at the corner of Mitcheldean Drive and Denham Road. Applicant seeks relief from current zoning regarding number of signs allowed per business. Applicable zoning section: 175-34 (D)(3). Property zoned: General Industrial.

Peter Adams stated applicant will need to have a 20 foot setback otherwise he will need to have a 5 foot variance which would have to go to the Zoning Board. Applicant said that they will go with the 20 foot setback to avoid multiple variances. Board discussed where to measure from for the distance. Sign will be parallel to Mitcheldean.

The Zoning Board will be the lead agency and will have to fill out the environmental forms, not the applicant.

Opened to the Public
No comments
Closed to Public

Motion was made by Chris Krawiec seconded by Judy Gurnett for a positive recommendation to the Village of Webster Zoning Board of Appeals for a multiple sign variance. All in favor none opposed. Motion passes.

2. Apex Consulting, 102 East Ave., Lockport, NY, representing Sunoco A-Plus, 226 North Ave., Webster, NY. Application to install a 10' x 15' accessory structure (150 sf). Current zoning allows for a 100 sf accessory structure and only one

accessory structure per property. Applicant seeks a variance for 50 s.f., and for additional accessory structure. Applicable zoning section: 175-39. Property zoned: General Industrial

Tim Arlington from Apex Consulting presented the application from Sunoco to install a 10' x 15' accessory wood frame shed. The eave height will be approximately 8'. It will be constructed on site. The shed will have gray vinyl siding, no windows and there will be one light inside the building.

P. Adams said that his personal preference would be talking the first shed down and asking for a larger variance for the shed. K. Bills said that would remove the older, ugly looking one. It was noted that applicant could change this before they go to the Zoning Board to allow for this change.

Opened to the Public
No comments
Closed to the Public

C. Krawiec asked what the setback distance is from the gas service. If the doors are opened up, it will be too close to the gas service. I agree about upsizing the building and take down the older shed.

Applicant stated the shed will be slab on grade. P.Adams asked that they not harm the crab apple tree next to the existing shed if possible.

Motion was made by Peter Bowers, seconded by Chris Krawiec for a negative recommendation to the Village of Webster Zoning Board of Appeals for a second shed and size variance. We recommend that the applicant upsize the structure, eliminate the existing shed and ask for a variance for a larger shed. All in favor none opposed, motion passes.

Will Barham recommends that applicant bring a second set of plans with them to the Zoning Board.

3. Mr. Robert L. Abson, owner 114 Sanford Street. Application to replace current accessory structure and install a 12' x 16' shed (192 s.f.). Current zoning allows for a 100 s.f. accessory structure. Applicant seeks a variance for 92 sf. Applicable zoning section: 175-39. Property zoned: R1-13.6

Applicant would like to replace the current shed with a bigger one. It will not have electricity.

Board asked if the existing shed is over the property line. Mr. Abson said yes it was from when we originally purchased the property. He said the shed will sit on a platform. It will be built and delivered to the property.

Opened to the Public
No comments
Closed to the Public

Motion was made by Chris Krawiec, seconded by Judy Gurnett for a positive recommendation to the Village of Webster Zoning Board of Appeals for a 92 s.f. size variance and the old shed to be removed. All in favor none opposed, motion passes.

Motion was made by Kathy Bills, seconded by Judy Gurnett to close the meeting at 8:10 pm. All in favor, none opposed, motion passes.

Respectfully submitted,

Carol A. Moranz
Planning Board Secretary